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WHEREAS, the Little Rock Port Authority markets land for economic development purposes and encourages industry to locate at the Port of Little Rock; and,

WHEREAS, after a lengthy selection process, TREX Company, Inc., approached the Little Rock Port Authority about locating their manufacturing operations on a 289-acre site at the Port of Little Rock; and,

WHEREAS, TREX Company, Inc., has committed to invest Three-Hundred Ninety-Six Million, Seven Hundred Fifty Thousand Dollars (\$396,750,000.00), and over the course of three (3) years, to employ 542 individuals at an average annual salary of Forty-Six Thousand, Eight Hundred Fifty-Nine Dollars (\$46,859.00); and,

WHEREAS, the City of Little Rock conveyed approximately 289 acres to TREX, Company, Inc. in Little Rock, Ark., Resolution No. 15,554 (October 26, 2021) (“Resolution No. 15,554”); for its planned manufacturing facility; and,

WHEREAS, in order to extend Fourche Dam Pike to the south and to avoid certain culturally significant archaeological features on the site in question, the property boundary conveyance shall be adjusted as described in Section 1 below; and,

WHEREAS, this property boundary adjustment shall involve the return of certain properties to the City of Little Rock for public infrastructure and involve the conveyance of additional properties adjacent to the TREX, Company, Inc. site to accommodate the project and the loss of acreage; and,

WHEREAS, the Little Rock Port Authority has worked closely with the Arkansas Economic Development Commission and the Little Rock Regional Chamber of Commerce to develop an incentive package to allow the City of Little Rock to effectively compete for the nationally-recognized manufacturer; and,

1 **WHEREAS**, the Little Rock Port Authority has incorporated certain Claw Back Provisions and Rail
2 Car Use Provisions into the land conveyance document that will ensure the Little Rock Port Authority is
3 appropriately compensated if certain requirements are not met by TREX Company, Inc.; and,

4 **WHEREAS**, in return for the conveyance of the property, the State of Arkansas has pledged over Seven
5 Million, Five-Hundred Thousand Dollars (\$7,500,000.00) for infrastructure improvements; and,

6 **WHEREAS**, pursuant to Ark. Code ANN. 14-54-302 (West Supp.2019), a resolution is necessary to
7 accomplish such a transfer of municipal property.

8 **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY**
9 **OF LITTLE ROCK:**

10 **Section 1.** The Mayor and the City Clerk are authorized to execute any necessary documents, in a
11 form acceptable to the City Attorney, to Amend Little Rock, Ark., Resolution 15,554 (October 26, 2021)
12 to revise and adjust the conveyance of approximately 289 acres of land at the Port of Little Rock, more
13 particularly described as follows:

14 **Property to be conveyed to the City of Little Rock from TREX Company, Inc.:**

15 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
16 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

17 COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4 SECTION 28, T-1-N, R-11-W,
18 PULASKI COUNTY, ARKANSAS; THENCE N 01°34'27" E A DISTANCE OF 45.02 FEET TO
19 THE POINT OF BEGINNING, THENCE N 1°34'27" E A DISTANCE OF 16.08 FEET; THENCE N
20 88°32'42" W A DISTANCE OF 375.47 FEET; THENCE S 01°27'18" W A DISTANCE OF 38.09
21 FEET; THENCE N 85°17'59" W A DISTANCE OF 376.11 FEET; TO THE POINT OF BEGINNING
22 CONTAINING 0.24 ACRES MORE OR LESS.

23 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
24 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

25 BEGINNING AT THE SE CORNER OF THE SE/4 OF THE NE/4 SECTION 28, T-1-N, R-11-W,
26 PULASKI COUNTY, ARKANSAS; THENCE N 01°34'27" E A DISTANCE OF 90.00 FEET;
27 THENCE N 88°32'42" W A DISTANCE OF 930.43 FEET; THENCE S 01°20'49" W A DISTANCE
28 OF 90.00 FEET; THENCE S 88°32'42" E A DISTANCE OF 930.43 FEET; TO THE POINT OF
29 BEGINNING CONTAINING 1.91 ACRES MORE OR LESS.

30 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
31 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

32 COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4 SECTION 28, T-1-N, R-11-W,
33 PULASKI COUNTY, ARKANSAS; THENCE N 01°34'27" E A DISTANCE OF 90.00 FEET TO
34 THE POINT OF BEGINNING; THENCE N 01°34'27" E A DISTANCE OF 20.00 FEET; THENCE

1 N 88°32'42" W A DISTANCE OF 930.87 FEET; THENCE S 01°20'49" E A DISTANCE OF 20.00
2 FEET; THENCE S 88°32'42" E A DISTANCE OF 930.43 FEET TO THE POINT OF BEGINNING
3 CONTAINING 0.43 ACRES MORE OR LESS.

4 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
5 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

6 COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4 SECTION 28, T-1-N, R-11-W,
7 PULASKI COUNTY, ARKANSAS; THENCE N 88°32'42" W A DISTANCE OF 930.43 FEET TO
8 THE POINT OF BEGINNING, THENCE N 88°32'42" W A DISTANCE OF 387.00 FEET; THENCE
9 N 1°20'38" E A DISTANCE OF 90.00 FEET; THENCE S 88°32'42" E A DISTANCE OF 387.00
10 FEET; THENCE S 01°20'49" W A DISTANCE OF 90.00 FEET; TO THE POINT OF BEGINNING
11 CONTAINING 0.78 ACRES MORE OR LESS.

12 A PART OF SOUTH HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
13 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 COMMENCING AT THE SE CORNER OF THE SE/4 OF THE NE/4 SECTION 28, T-1-N, R-11-W,
15 PULASKI COUNTY, ARKANSAS; THENCE N 88°32'42" W A DISTANCE OF 930.43 FEET;
16 THENCE N 1°20'49" E A DISTANCE OF 90 FEET TO THE POINT OF BEGINNING, THENCE N
17 88°32'42" W A DISTANCE OF 387.00 FEET; THENCE N 1°20'49" E A DISTANCE OF 20.00 FEET;
18 THENCE S 88°32'42" W A DISTANCE OF 387 FEET; THENCE S 01°20'49" E A DISTANCE OF
19 20.00 FEET; TO THE POINT OF BEGINNING CONTAINING 0.18 ACRES MORE OR LESS

20 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
21 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

22 COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
23 ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH LINE OF SECTION 21 A
24 DISTANCE OF 1237.96 FEET TO THE POINT OF BEGINNING; THENCE N 01°14'00" E A
25 DISTANCE OF 661.08 FEET; THENCE N 89°06'20" W A DISTANCE OF 90.00 FEET; THENCE S
26 01°14'00" W A DISTANCE OF 661.05 FEET; THENCE S 89°04'18" E A DISTANCE OF 90.00 FEET
27 TO THE POINT OF BEGINNING CONTAINING 1.37 ACRES MORE OR LESS.

28 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
29 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
31 ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH LINE OF SECTION 21 A
32 DISTANCE OF 1217.96 FEET TO THE POINT OF BEGINNING; THENCE N 01°14'00" E A
33 DISTANCE OF 661.08 FEET; THENCE N 89°06'20" W A DISTANCE OF 20.00 FEET; THENCE S

1 01°14'00" W A DISTANCE OF 661.08 FEET; THENCE S 89°04'18" E A DISTANCE OF 20.00 FEET
2 TO THE POINT OF BEGINNING CONTAINING 0.30 ACRES MORE OR LESS.

3 A PART OF EAST HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
4 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 COMMENCING AT THE NE CORNER OF SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
6 ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH LINE OF SECTION 21 A
7 DISTANCE OF 1237.96 FEET TO THE POINT OF BEGINNING; THENCE S 01°18'08" W A
8 DISTANCE OF 714.35 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS
9 OF 645.00 FEET, AND A CHORD BEARING AND DISTANCE S 16°44'07" W A DISTANCE OF
10 341.30 FEET; THENCE N 01°18'08" E A DISTANCE OF 1042.76 FEET; THENCE S 89°04'20" E A
11 DISTANCE OF 90.00 FEET; TO THE POINT OF BEGINNING CONTAINING 1.94 ACRES MORE
12 OR LESS.

13 A PART OF EAST HALF OF THE NE1/4, SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
14 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15 COMMENCING AT THE NE CORNER OF SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
16 ARKANSAS; THENCE N 89°04'18" W ALONG THE NORTH LINE OF SECTION 28 A
17 DISTANCE OF 1217.96 FEET TO THE POINT OF BEGINNING; THENCE S 01°18'08" E A
18 DISTANCE OF 714.60 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS
19 OF 665.00 FEET, AND A CHORD BEARING AND DISTANCE S 18°07'31" W, 382.73 FEET;
20 THENCE N 01°18'08" E A DISTANCE OF 37.47 FEET; THENCE ALONG A CURVE TO THE
21 LEFT HAVING A RADIUS OF 645.00 FEET, AND A CHORD BEARING AND DISTANCE N
22 16°44'07" E A DISTANCE OF 341.30 FEET; THENCE N 01°18'08" W A DISTANCE OF 714.35
23 FEET; THENCE S 89°04'18" E A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING
24 CONTAINING 0.50 ACRES MORE OR LESS.

25 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
26 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

27 COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
28 ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH LINE OF SECTION 21 A
29 DISTANCE OF 1197.96 FEET; THENCE N 01°26'30" E A DISTANCE OF 660.74 FEET; THENCE
30 N 89°06'20" W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE N
31 89°05'17" W, A DISTANCE OF 90.00 FEET; THENCE N 01°34'01" E A DISTANCE OF 1087.01
32 FEET; THENCE S 85°02'11" E A DISTANCE OF 16.33 FEET; THENCE N 04°11'44" E A
33 DISTANCE OF 284.82 FEET; THENCE N 01°47'47" E A DISTANCE OF 611.94 FEET; THENCE

1 S 88°15'43" E A DISTANCE OF 58.11 FEET; THENCE S 01°34'02" W A DISTANCE OF 1981.89
2 FEET TO THE POINT OF BEGINNING CONTAINING 3.50 ACRES MORE OR LESS.

3 A PART OF EAST HALF OF THE SE1/4, SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
4 ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5 COMMENCING AT THE SE CORNER OF SECTION 21, T-1-N, R-11-W, PULASKI COUNTY,
6 ARKANSAS; THENCE N 89°04'18" W ALONG THE SOUTH LINE OF SECTION 21 A
7 DISTANCE OF 1197.96 FEET; THENCE N 01°26'30" E A DISTANCE OF 660.74 FEET; THENCE
8 N 89°06'20" W A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE N
9 89°05'17" W, A DISTANCE OF 20.00 FEET; THENCE N 01°34'02" E A DISTANCE OF 1981.89
10 FEET; THENCE S 88°45'43" E A DISTANCE OF 20.00 FEET; THENCE S 01°34'02" W A
11 DISTANCE OF 1981.66 FEET TO THE POINT OF BEGINNING CONTAINING 0.91 ACRES
12 MORE OR LESS.

13 **Property to be conveyed to TREX, Company Inc. from the City of Little Rock:**

14 A PORTION OF THE SW1/4 NE1/4 OF SECTION 28, T-1-N, R-11-W, PULASKI COUNTY,
15 ARKANSAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

16 COMMENCING AT A POINT LOCATED AT THE NORTHWEST CORNER OF SAID SW1/4
17 NE1/4, SECTION 28; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE
18 ALONG THE NORTH LINE OF SAID SW1/4 NE1/4, S88°59'09"E-990.64; THENCE LEAVING
19 SAID NORTH LINE, S41°59'33"W-36.66; THENCE ALONG THE ARC OF A 645.00' RADIUS
20 CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 456.55' AND CHORD OF S21°42'53"W-
21 447.07; THENCE S01°26'14"W-766.62; THENCE ALONG THE ARC OF A 25.00' RADIUS
22 CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.25' AND CHORD OF S46°25'10"W-
23 35.34'; THENCE N88°35'54"W-783.64 TO A POINT ON THE WEST LINE OF SAID SW1/4 NE1/4;
24 THENCE ALONG SAID WEST LINE N01°17'16"E-1232.02'; BACK TO THE POINT OF
25 BEGINNING.

26 **Section 2. Severability.** In the event any title, section, paragraph, item, sentence, clause, phrase, or
27 word of this resolution is declared or adjudged to be invalid or unconstitutional, such declaration or
28 adjudication shall not affect the remaining portions of the resolution which shall remain in full force and
29 effect as if the portion so declared or adjudged invalid or unconstitutional were not originally a part of the
30 resolution.

31 **Section 3. Repealer.** All laws ordinances resolutions or parts of the same that are inconsistent with
32 the provisions of this resolution are hereby repealed to the extent of such inconsistency.

33 **ADOPTED: June 21, 2022**

ATTEST:

APPROVED:

Susan Langley, City Clerk

Frank Scott, Jr., Mayor

APPROVED AS TO LEGAL FORM:

Thomas M. Carpenter, City Attorney

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